

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for February 4, 2004 PLANNING COMMISSION MEETING

P.A.S.: Street & Alley Vacation #03020

PROPOSAL: Vacate the east-west alley between South St. and Saylor St. west of 55th St.

LOCATION: 55th St. and South St.

LAND AREA: Approximately 4,180 sq. ft.

CONCLUSION: The vacation of this alley conforms to the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: East-west alley of Block 9 Second Addition to Normal, from the east line of Outlot "A", Midtown Business Park to the west line of South 55th St.

SURROUNDING LAND USE AND ZONING:

North:	R-2 Residential	Single family dwellings and parking lot.
South:	B-1 Local Business	Office building
East:	R-2 Residential	Single family/two family dwellings
West:	R-T Residential Transition	Parking lot, proposed office buildings.

HISTORY:

October 29, 2003	Midtown Business Park final plat was approved by the Planning Director.
September 22, 2003	Use Permit #153, Midtown Business Park, was approved by City Council
September 22, 2003	Special Permit 638A, for a parking lot in a residential district was approved by City Council.

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COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Map of the 2025 Comprehensive Plan designates this area as Commercial to the south and Urban Residential to the north.

UTILITIES: There are existing electrical and cable lines. There is one street light in the alley.

TRAFFIC ANALYSIS: S. 55th St. is a local street.

ANALYSIS:

1. When Use Permit 153 and Special Permit 638A were submitted, the applicant stated that the alley vacation would be submitted at a later date.
2. There is one street light in the alley. Currently the City pays a monthly fee to LES. This street light must either be removed or the applicant must pay the monthly fee to LES.
3. The alley serves as access to a parking lot and one house. The house has a garage that takes access from the alley. The City will retain the public access easement when the City sells the vacated alley. This will allow access to the garage for the homeowner.
4. The alley is not a through alley. It terminates at the east line of Outlot "A", Midtown Business Park. Outlot "A" is a proposed parking lot.
5. Upon approval of this request, the alley approach must be removed and replaced with curb & gutter. Applicant must post a surety in the amount of \$1,000.00 to guarantee the work.

BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.
- 1.2 Post a bond in the amount of \$1,000.00 to guarantee the removal of the alley approach and construction of new curb, gutter and sidewalk.
- 1.3 An agreement with LES to either remove the street light or that the applicant pay the monthly fee must be established.

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Prepared by:

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Planner

DATE: January 21, 2004

APPLICANT: West Point L.L.C.
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(402) 434-5450

OWNER: same as applicant

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2002 aerial

Street & Alley Vacation #03020

S. 55th & South St.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 29 T10N R7E

